

Adopt and Amend Existing Article and Title.

**Article 9.
Mobilehome Accessory Buildings and Structures**

Adopt and Amend Proposed Section 1422 as Section 2422.

§[1422] 2422. Application and Scope.

The department shall administer and enforce all the provisions of this article as they relate to accessory building and structures except:

(a) ~~Within a city, county, or city and county which has assumed responsibility for the enforcement of Division 13, Part 2.1 of the Health and Safety Code and this subchapter relating to mobilehome parks.~~

(b) ~~Every city, county, or city and county, within its jurisdiction shall enforce the provisions of this article relating to mobilehome accessory buildings and structures whenever an accessory building or structure is installed or located outside a mobilehome park.~~

(a) Except as otherwise noted, the requirements of this article shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to units both within and outside of parks.

[1420](b) mobile home Accessory buildings or structures, or building components that are constructed and maintained in accordance with those statutes and regulations which were in effect on the date of original construction are not subject to the structural requirements of subsequent these regulations, except that a mobile home An accessory building or structure or building component that which is moved to a different location shall be subject to the provisions of the construction permit to construct requirements of this subchapter. Any alterations or additions must comply with the current provisions of this chapter.

(c) Accessory structures, excluding those not requiring a permit to construct as set forth in section 2018 of this chapter, shall not be attached to, be supported by, or transmit any loads to a recreational vehicle.

(d) Accessory buildings and structures or building components, installed on a MH-unit lot in a special occupancy park, shall comply with the exiting requirements in section 1429 of chapter 2.

(e) Stairways and ramps required for ingress and egress for camping cabins shall be freestanding and are the only accessory structures permitted on a lot.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4 and 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1424 as Section 2424.

§ [1424] 2424 Regulated Structures.

~~(a) mobile home accessory buildings or structures shall comply with the provisions of this article.~~

~~(b) (a) mobile home a~~ Accessory buildings or structures or building components which do not comply with this article shall not be erected, constructed, or occupied on a mobile home lot.

~~—— (c) A private garage may be located immediately adjacent to a mobile home if the interior of the garage wall adjacent to the mobile home is constructed of materials approved for one-hour fire-resistive construction. If there are openings in the mobile home wall adjacent to the garage wall, a minimum of three-foot separation shall be maintained. A minimum of six-foot separation shall be maintained between the mobile home and a private garage~~

~~which does not meet the requirements for one-hour fire-resistive construction. A three-foot separation shall be maintained from a private garage and any lot line which does not border on a roadway.~~

~~(d) Miscellaneous structures such as lath houses, greenhouses, storage buildings, etc., may be erected on a mobile home lot, provided they are located a minimum six feet from any mobile homes and three feet from any mobile home lot line which does not border on a roadway, and the occupied area of a lot does not exceed 75% of the lot.~~

~~(e)(b) A permit shall be obtained from the enforcement agency to erect construct or install an miscellaneous accessory building or structure as required by Article 1 of this subchapter, unless specifically exempted in section 2018 of this chapter.~~

~~(f) All miscellaneous structures shall be designed and constructed as is required for permanent buildings. (T25-1424).~~

(c) Cabanas, garages and storage buildings shall not be constructed or installed in special occupancy parks except on lots designated for MH-units as specified in section 2118 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4, 18865, 18870 and 18871.3, Health and Safety Code.

Adopt and Amend Proposed Subsection 1428 as Section 2428.

§ 2428. [1428] Location.

~~(a) A mobile home accessory building or structure shall not be located closer than three feet from any lot line which does not border on a driveway, except: An awning, carport, fence or windbreak, storage cabinet, and stairway may be installed to the lot line. The awning, carport or storage cabinet shall be constructed of material which does not support combustion and is not less than three feet from a mobile home a mobile home accessory building or structure on an adjacent lot, or any other building or structure. An awning, carport, or storage cabinet shall not project over or beyond a lot line. Other than fences and windbreaks, accessory buildings and structures and miscellaneous structures shall not encroach in a greenbelt.~~

(a) In parks, accessory buildings or structures, or any part thereof, on a lot, shall meet the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum 3-foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum 3-foot clearance from all lot lines, and

(B) a minimum 6-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Location requirements governing cabanas, private garages, and storage buildings, permitted by section 2118 of this chapter, are found in Article 9 of chapter 2 of this division.

(c) Stairways with landings less than 12 square feet may be installed to the lot line.

(d) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(e) Any permitted accessory building or structure, or building component may be installed up to a lot line bordering a roadway provided the limitations of section 2110 of this chapter are not exceeded.

~~(b) A mobile home accessory building or structure may be constructed or installed to enclose an emergency exit window from a sleeping room within a mobile home provided:~~

~~(1) The required mobile home exit doors terminate outside the mobile home without exitway through the structure.~~

~~(2) The room within the structure adjacent to the emergency exit window shall have a door not less than 28 inches in width and six feet two inches in height provided as an exit to the outside.~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt and Amend Proposed Subsection 1429 as Section 2429:

§ 2429. Required Exits.

~~1428(b)~~(a) An ~~mobile home~~ awning enclosure structure may be constructed or installed to enclose an emergency exit window from a sleeping room, ~~within a mobile home provided:~~ all the following conditions are complied with:

~~(1) The required mobile home unit exit doors terminate outside the mobile home unit without exitway through the~~ awning enclosure structure.

~~(2) The~~ Any room within the awning enclosure structure adjacent to the emergency exit window from the unit, shall have a door not less than 28 inches in width and ~~six feet two~~ 74 inches in height provided as an exit to the outside.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt and Amend Proposed Section 1432 as Section 2432.

§ 2432. [1432] Construction.

(a) Construction and installation of ~~mobile home~~ accessory buildings and or structures or building components shall comply with the structural requirements for permanent buildings, except as otherwise provided by this article. The enforcement agency may require that ~~mobile home~~ accessory buildings and structures or building components be designed and constructed to withstand live loads, vertical uplift or horizontal forces from any direction in excess of the minimum loads specified ~~by these regulations in this chapter~~, based on local ~~geographic, geologic, topographic, or climatic, or other special~~ conditions, when approved by the department.

(b) ~~mobile home a~~Accessory buildings and structures constructed of an aluminum and or aluminum alloy shall be designed to conform to the requirements specifications of Appendix D of this chapter contained in the California Building Code, Chapter 20.

~~(c) Except as provided in this article, every mobile home accessory building or structure installed on or after the effective date of this regulation shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section.~~

TABLE 1432-1 General Roof Live Load Requirements for Mobilehome Buildings and Accessory Structures					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000 ft.	60 psf	3001-4000 ft.	60 psf
				4001-5000 ft.	80 psf

—Table 1432-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

—Region I includes the following counties: Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

—Region II includes the following counties: Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

—Region III includes the following counties: Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

—(d) The operator of a mobile home park located in Region II or III may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for such approval shall specify:

- (1) The type of maintenance to be used to control snow accumulation.
- (2) Assurance of necessary personnel and equipment to satisfactorily perform the snow roof maintenance program.

—(A) A free standing awning or carport designed and constructed at 50 percent of the roof live load of the region may be installed within a mobile home park that has an approved snow roof maintenance program.

—(B) Roof live load requirements shall not apply to storage cabinets.

—(C) Freestanding accessory structures may be reinstalled within a mobile home park having a roof maintenance program, provided the structure has a live load design equal to that of the mobile home located on the same lot.

(f)(c) Unless data to substantiate the use of higher values is submitted to the enforcement agency, the allowable loading of accessory buildings and structures or building components on the soil shall not exceed 1,000 pounds per square foot vertical soil bearing pressure, 150 pounds per square foot of depth lateral soil bearing pressure, and 167 pounds per square foot frictional resistance for uncased cast-in place concrete piles. (T25-1432).

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Sections 18871.3 and 18873, Health and Safety Code.

Adopt and Amend Proposed Subsections 1433 as Section 2433:

§ 2433. Roof Live Load.

~~[1432(c)]~~(a) Except as provided in this article, every cabana installed on or after July 31, 1976 or every mobile home accessory building or structure or building component installed on or after the effective date of this regulation June 10, 1979 shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section.

TABLE 1432-4 2433-1					
General Roof Live Load Requirements for Mobilehome					
<u>Accessory Buildings and Accessory Structures and Building Components</u>					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000 ft.	60 psf	3001-4000 ft.	60 psf
				4001-5000 ft.	80 psf

Table ~~1432-4~~ 2433-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

(1) Region I includes the following counties:

Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties:

Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties:

Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) Parks that have received approval for a snow roof load maintenance program prior to the effective date of this chapter, shall maintain the snow roof load maintenance program, as long as accessory buildings or structures, or building components in the park do not meet the minimum roof loads for the area. Accessory buildings or structures or building components installed after the effective date of this chapter must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in table 2433-1.

(c) The park owner or operator shall be responsible for the continued management of an existing snow roof load maintenance program approved for the park.

~~1432(d) The operator of a mobile home park located in Region II or III may request and obtain approval from the enforcement agency for a snow roof load maintenance program.~~

~~The request for such approval shall specify:~~

- ~~(1) The type of maintenance to be used to control snow accumulation.~~
- ~~(2) Assurance of necessary personnel and equipment to satisfactorily perform the snow roof maintenance program.~~

~~(A) A free-standing awning or carport designed and constructed at 50 percent of the roof live load of the region may be installed within a mobile home park that has an approved snow roof maintenance program.~~

~~(B) Roof live load requirements shall not apply to storage cabinets.~~

~~(C) Freestanding accessory structures may be reinstalled within a mobile home park having a roof maintenance program, provided the structure has a live load design equal to that of the mobile home located on the same lot.~~

~~1432(e) A snow roof load maintenance program will be approved to include all existing mobile home accessory structures. Upon approval of the snow roof load maintenance program, the mobile home park operator shall make application for an amended permit to operate. The permit to operate shall be issued subject to the conditions of the snow roof load maintenance program. Only free-standing accessory structures shall be installed within the mobile home park after the effective date of the issuance of an amended permit to operate.~~

~~(d)(2)(A) A freestanding awning, carport, designed and constructed at 50 percent of the roof live load of the region may be installed within a mobile home park that has an approved snow roof maintenance program.~~

~~(d)(2)(B) Roof live load requirements shall not apply to storage cabinets.~~

(e) Accessory structures may be relocated from one park to another and reinstalled under permit within a park provided the requirements for roof live load in the new park are not greater than the requirements of the park in which the accessory structure was previously installed.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1434 as Section 2434.

§ 2434. ~~[1434]~~ Calculations and Test Procedures.

(a) The load bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies or details of structural members are such that calculations of their safe load-carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such ~~members of~~ elements or assemblies may be established by the results of tests that are designed and certified by an architect or engineer, with the test results approved by acceptable to the department.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, ~~such the~~ calculations and supporting data shall be approved ~~signed by an~~ signed by an ~~California-licensed~~ architect or registered engineer and shall be submitted to the department.

(c) When the design of accessory structures is substantiated by calculations or tests, all structural plans shall be approved ~~signed by the architect or engineer in responsible charge of the total design.~~

(d) When any design or method of construction is substantiated by tests, all such tests shall be performed by an approved testing agency acceptable to the department or shall be directed, witnessed, and evaluated by an independent ~~California-licensed~~ architect or ~~registered~~ engineer. All test procedures and results shall be reviewed, evaluated, and signed by an California-licensed architect or engineer. The approved testing agency, architect, or engineer shall submit the evaluation of test results, calculations, and recommendations, ~~accompanied~~

by test reports from the laboratory, to the department. The department may require that a representative of the department witness the test. (T25-1434).

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1436 as Section 2436.

§ 2436 [1436] Electrical Installations.

(a) Electrical equipment and installations within an ~~mobile home~~ accessory building or structure or building component and the circuit supplying power shall be installed by a permanent wiring method and shall comply with the requirements for electrical installations of this subchapter.

(b) Flexible cord shall not be used to supply an ~~mobile home~~ accessory building or structure or building component, or as a substitute for the fixed wiring of an accessory building or structure or building component.

(c) ~~Electrical energy provided to a mobile home accessory building or structure shall be supplied from the mobile home lot service equipment. (T25-1436).~~ Unless otherwise specified by this article, electrical service provided to an accessory building or structure or building component shall be supplied from the lot service equipment, provided:

(1) a permit is obtained to alter the lot electrical service by installing a separate overcurrent protective device rated not more than the total calculated electrical load, and

(2) the lot service equipment is capable of supplying the additional load, and

(3) the overcurrent protective device and its installation shall comply with the California Electrical Code.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18873.3, Health and Safety Code.

Adopt and Amend Proposed Section 1438 as Section 2438.

§ 2438 [1438] Mechanical Installations.

~~Fuel gas piping, heating, ventilating, and comfort cooling systems and related equipment, and fireplaces shall not be constructed or installed in, or in conjunction with, mobile home an accessory buildings or structures, shall be constructed, installed, and maintained in accordance with the applicable requirements of the California Administrative Code, Title 24, Part 4. Such equipment shall be permitted to be installed only within cabanas and private garages. (T25-1438).~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18873.1, and 18873.4, Health and Safety Code.

Adopt and Amend Proposed Section 1440 as Section 2440.

§ 2440 [1440] Plumbing.

(a) The requirements for Plumbing systems, and equipment and installations installed in mobile home accessory buildings and structures shall comply with the requirements for plumbing installations contained in are found in the California Administrative Code, Title 24, Part 5. California Plumbing Code, except as otherwise specified in this article.

(b) ~~Water piping may be~~ An accessory structure, directly connected to the water distribution system of ~~the a~~ park, shall be connected with pipe piping and fittings listed and approved for the that purpose. Flexible hose shall not be used as a substitute for water piping or connections. (T25-1440).

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18871.4, 18873.1, and 18873.1, Health and Safety Code.

Adopt and Amend Proposed Section 1442 as Section 2442.

§ 2442 [1442] Foam Building System Flammability Standards.

The requirements of the California Code of Regulations, Article 4 from Subchapter 1, Title 25, Chapter 1, Subchapter 1, Article 4, section 24 shall apply to the use of any foam plastic or foam plastic building system used in the construction of ~~mobile home~~ accessory buildings or structures. (T25-1442).

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18873.5, Health and Safety Code.

Adopt Section 2443.

§ 2443. Private Garages, Cabanas, and Storage Buildings.

(a) Garages, cabanas and storage buildings shall only be located on a lots designated for manufactured homes or mobilehomes in accordance with section 2110.

(b) When permitted, garages, cabanas and storage buildings shall comply with the requirements contained in chapter 2 of this Division.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt and Amend Proposed Section 1444 as Section 2444.

§[1444] 2444. Cabanas Permitted.

~~—A cabana may be erected, constructed, occupied or maintained on a mobilehome lot only as an accessory structure to a mobile home unit or travel trailer located on the same lot.~~

(a) Cabanas shall only be located on a lots designated for manufactured homes or mobilehomes in accordance with section 2110.

(b) When permitted, cabana construction and installation shall comply with the requirements contained in chapter 2 of this Division.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1466 as Section 2466.

§ 2466-[1466] Awning—Permitted.

An awning may be erected, constructed, or maintained ~~on a mobilehome lot~~ only as an accessory structure to a ~~mobilehome or travel trailer~~ recreational vehicle located on the same lot.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt and Amend Proposed Section 1468 as Section 2468.

§[1468] 2468. Awning-Design and Construction.

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of 10 pounds per square foot except that snow loads shall be used where snow loads exceed this minimum. ~~Such Requirements for the design of awnings shall be designed necessary to resist minimum horizontal wind pressure as given are contained in the Title 24, California Administrative Code, Part 2, California Building Code Basic Building Regulations, Appendix Chapter B49, 31. Section B4900, applied to twice the area of the vertical projection of the awning, if the awning is not enclosed, and to the gross tributary area if the awning is enclosed. Such awnings shall also be designed to resist a minimum wind uplift pressure equal to the horizontal wind pressure. The wind uplift pressure shall be assumed to act upward normal to the roof surface.~~

(b) Awnings shall be completely freestanding and shall not transmit any loads to a recreational vehicle.

~~Awnings with a roof structure weighing more than one pound per square foot, awnings exceeding 12 feet in width (projection), and awnings required to be designed and constructed for live loads in excess of 10 pounds per square foot shall be completely freestanding considering vertical loads.~~

(c) ~~Appropriate f~~Flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a ~~mobile home unit~~. No separation is required between a freestanding awning ~~or carport~~ and an attached awning ~~or carport~~ located on the same lot.

~~(d) Awnings exceeding 12 feet in height shall comply with the structure requirements for permanent building. (T25-1468).~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1470 as Section 2470.

§[1470] 2470. Awning-Dimensions.

~~(a) An awning supported in part by a mobilehome shall not exceed 12 feet in width (projection) as measured from the wall of the mobilehome to the outer edge of the awning roof.~~

~~(b)(a)~~ A freestanding awning is not limited as to width or length, except that the total occupied area of a ~~mobilehome lot, including all accessory building or structures,~~ shall not exceed 75 percent of the lot area in accordance with section 2110 of this chapter.

~~(c) A window awning shall not project more than 42 inches from the exterior wall of the mobilehome.~~

~~(d)(b)~~ The minimum clear height of an any awning shall not be less than six 6 feet two 2 inches. ~~(T25-1470).~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt Proposed Section 1472 as Section 2472.

§[1472] 2472. Awning-Foundations.

Concrete slabs may be considered to have an allowable load bearing capacity of 350 pounds per column. The enforcement agency may accept a loading not to exceed 500 pounds per column, provided the slab is not less than three and one-half ($3\frac{1}{2}$) inches thick and in good condition. The weight of individual poured concrete footings shall be one and one-half ($1\frac{1}{2}$) times the calculated uplift force. The weight of concrete shall be assumed to be not more than 145 pounds per cubic foot. ~~(T25-1472).~~

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1474 as Section 2474.

§[1474] 2474. Awning-Enclosures.

(a) Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or a cabana.

(b) Combustible material used for awning enclosures shall not be installed within 3 feet of the lot line pursuant to section 2428 of this chapter.

~~(b)~~(c) Awnings may be enclosed or partially enclosed as follows:

~~(1) Awnings may be enclosed with insect screening or removable flexible plastic material. Awning drop or side curtains shall not be permanently fastened at the sides or bottom. (A permit to construct is not required.)~~

~~(2) Awnings may be enclosed with rigid, readily removable, transparent, or translucent materials. (Permit required.)~~

~~(3) Awnings may be partially enclosed with solid panels, provided the solid panels do not exceed 50% percent of the total wall area. (Permit required.)~~

(4) When an awning is completely enclosed with rigid material, 50 percent of the total wall area shall be translucent or transparent material of which 25 percent of the total wall area shall be openable for ventilation.
~~Ventilation and e~~Exiting requirements shall meet the requirements for a cabana.

~~(c) Where an awning is erected or constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistive resistant material, there shall be not less than 18 inches clear ventilating opening between the underside of the awning roof and the top of the wall extending the full length of the awning.~~

~~(d) An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.~~

~~(e) The requirements for Aawning enclosures constructed of rigid materials shall be designed and constructed to resist the minimum horizontal wind pressures as provided by are contained in the Title 24, California Administrative Code, Part 2, Basic Building Regulations, California Building Code, Appendix Chapter B49, 31, Section B4900.~~

~~(f) An awning may have drop or side curtains of cloth, canvas, or similar flexible materials. Awning drop or side curtains shall not be permanently fastened at the sides or bottom.~~

~~(g) Heating or cooking appliances or facilities shall not be installed within an awning enclosure.~~

~~(h) Drop ceilings may be supported by the mobilehome provided the combined weight of the ceiling and the awning does not exceed one pound per square foot. (T25-1474).~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt Proposed Section 1478 as Section 2478.

§~~1478~~ 2478. Carport-Permitted.

(a) A carport may be ~~erected~~, constructed, or maintained on a ~~mobile home~~ lot only as an accessory structure to a ~~mobile home~~ unit located on the same lot.

(b) A freestanding carport, or a common freestanding carport for the use of the occupants of adjacent ~~mobile home~~ lots, may be erected on a ~~mobile home~~ lot line, provided that such a carport is constructed of material which does not support combustion, and provided that there is a minimum of three (3) feet clearance from a ~~mobile home~~ unit or any other structure on the adjacent lots. Such freestanding carports may be connected to a ~~mobile home~~ unit or other accessory building or structure by an open covered walkway not exceeding six (6) feet in width.

~~(c) [§ 1480.] A carport shall be designed and constructed in accordance with the structural requirements for awnings as specified in section 2468. (T25-1480).~~

~~(d) [§ 1482.] A carport shall conform to the dimensions specified in section 2470 for awnings. (T25-1480).~~

~~(e) [§ 1484.] A least two sides or one side and one end of a carport shall be maintained at least 50 percent open and unobstructed at all times.~~

~~(1)-(b)~~ A carport which is partially enclosed shall be designed and constructed to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.

~~(2)-(c)~~ Where a carport is ~~erected~~ constructed immediately adjacent to or over a permanently constructed retaining wall of fire ~~resistive~~ resistant material, there shall not be less than 18 inches clear ventilating opening between the underside of the carport roof and the top of the wall extending the full length of the carport. ~~(T25-1484).~~

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt and Amend Proposed Section 1486 as Subsection 2486.

§ 2486. Ramada-Permitted.

(a) A ramada may be erected, constructed, or maintained on a ~~mobile home~~ lot only as an accessory to a ~~mobile home~~ unit located or intended to be located on the same lot.

~~(b) § 1490.~~ A ramada shall be designed and ~~erected~~ constructed as a freestanding, self-supporting structure meeting the structural requirements for cabanas as specified in section 1446. ~~(T25-1490).~~

~~(c) § 1492.~~ A ramada shall not be enclosed or partially enclosed on any side or end, ~~except that the sides may be enclosed when the ramada roof is continuous with the roof of a cabana constructed on the sides of the mobilehome.~~ ~~(T25-1492).~~

(d) § 1488. A ramada or any portion thereof shall have a clearance of not less than 18 inches in a vertical direction above any ~~fuel-burning-appliance-vent or plumbing vent~~ extending through the roof of a ~~mobile home~~ unit and not less than six inches in a horizontal direction from each side of a ~~mobile home~~ unit. ~~(T25-1488).~~

(e) § 1494. A minimum of two (2) ventilating openings shall be installed at the highest point in the ramada roof to ~~relieve~~ eliminate the buildup of products of combustion from vents or ducts of ~~fuel-burning equipment~~. Vent openings shall be located near the ends of the ramada for cross ventilation and have a minimum cross sectional area of 28 square inches. Chimneys or vents of fuel burning appliances ~~burning solid or liquid fuel~~ shall extend

through the ramada roof surface and shall terminate in an approved roof jack and cap: installed in accordance with the appliance listing and the manufacturers' installation instructions. (T25-1494).

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt Proposed Section 1496 as Section 2496.

§ 2496. ~~[1496] Porches--Required Exit Facilities.~~ Exterior Doorways.

(a) ~~One e~~Exterior doorways of the accessory buildings or structures shall be provided with a porch, ramp, landing and/or stairway conforming with to the provisions of this Article, ~~at the time of the mobilehome installation.~~

~~—(b) All exterior doorways of the mobilehome shall be provided with an exterior porch and/or a stairway conforming with the provisions of Article 9 of this subchapter within 60 days of issuance of the mobilehome installation acceptance after the effective date of this requirement.~~

(b) The requirements for ramps, landings, porches and/or stairways are contained in the California Code of Regulations, Title 24, Part 2, California Building Code, Chapter 10, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt and Amend Proposed Section 1498 as Section 2498.

§ 2498 ~~[1498]~~ Landing, Porch, and Stairway-Design and Construction.

(a) Requirements for ~~T~~the design and construction of all structural elements of porches and stairways and railings shall be in compliance with the requirements contained are contained in the Title 24, California Administrative Code, Part 2, California Building Code, Chapter 10, Basic Building Regulations, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than 40 pounds per square foot. Porches shall be designed and constructed as completely freestanding, self-supporting structures.

(b) Where a door ~~on the carport side of the unit mobilehome~~ swings outward onto a landing or porch,

(1) the floor of the exterior landing or porch shall be not more than one inch lower than the bottom of the door. ~~The exitway of the door opening shall be not less than 22 inches in clear width when the stairs are parallel to the mobilehome. The full clear width of the stairs shall be not less than 24 inches.~~

~~(e)(2)~~ (2) The width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall not be less than the full width of the door when open at least 90 degrees. Guard rails shall permit the door to open at least 90 degrees.

~~(d)(3)~~ (3) Where the unit mobilehome door swings inward or is a sliding door, the landing, porch, or top step of the stairway may be not more than seven and one-half ($7\frac{1}{2}$) inches below the door. The width of the landing, porch, or top step of the stairway shall be not less than the width of the door opening.

~~(e)(c)~~ (c) The rise of every step in a stairway shall not exceed eight inches and run shall be not less than nine inches. The height of risers and the width of treads in any stairway shall have the same dimensions with a maximum allowable variation of one fourth inch, except the bottom riser where necessary to provide taper to conform with the slope of an existing surface. A landing not exceeding seven and one half inches in height above grade shall be provided at the bottom of a stairway when necessary to comply with this section. No horizontal

dimension of the a landing shall be less than the width of the stairway. The landing shall comply with the design and construction requirements for a porch, and shall consist of pressure treated lumber not less than two inch nominal thickness, heartwood grades of redwood, concrete, or other approved material of equivalent durability and resistance to decay.
(T25-1498).

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt and Amend Proposed Section 1500 as Section 2500.

§ 2500 [1500] Porch and Stairway-Foundation.

(a) Porches may be supported on piers in lieu of continuous footings. Individual piers shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support footings shall comply with the requirements of either section 2334 of this chapter or pursuant to the California Building Code.

~~(b) Individual load bearing footings for piers may be placed on the surface of the ground, but they shall be placed level on firm, cleared soil or compact fill.~~

~~(c) Individual load bearing footings for piers shall be adequate in size to withstand tributary dead and live loads. The length to width ratio of the footings shall not exceed 2.5 to 1.~~

~~(d) Individual footings for load bearing supports or devices shall consist of one of the following:~~

~~(1) Pressure treated lumber which meets the following requirements:~~

~~(A) Not less than two inch nominal thickness with a minimum of 25% of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.~~

~~(B) Knots. Well spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:~~

Nom. Width	Any Location	Holes (Any Cause)	
6"	2 3/8"	1 1/2"	One Hole or Equivalent Per Piece
8"	3"	2"	
10"	3 3/4"	2 1/2"	
12"	4 1/4"	3"	
14"	4 5/8"	3 1/2"	

~~(C) Splits — Equal in length to the width of the piece and in no case exceeds one-sixth the length.~~

~~(D) Honeycomb or Peck — Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in "B" above.~~

~~(2) Precast or poured in place concrete footings not less than three and one-half inches in thickness. The concrete shall have a minimum 28 day compressive strength of not less than 2000 pounds per square inch.~~

~~(3) Other approved material providing equivalent load bearing capacity and resistance to decay.~~

~~(e) Individual load bearing supports or devices shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried to the footings and the footings shall be constructed with sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting. Manufactured load~~

bearing supports or devices shall be listed by an approved listing agency and identified as being approved. (T25-1500).

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt Proposed Section 1502 as Section 2502.

§ 2502 [1502] Porch-Guardrails.

Guardrails Railings shall be provided around the perimeter of porches and decks which are 30 inches or more above grade. ~~Guardrails shall be of not less than 36 inches in height above the floor. The openings between intermediate rails in open type railings shall be not more than nine inches. Railings shall be designed and constructed to withstand a horizontal force of 20 pounds per lineal foot applied at the top of the railing. (T25-1502).~~ The requirements for porches and guardrails are contained in the California Building Code, Chapter 10, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt Proposed Section 1504 as Section 2504.

§ 2504 [1504] Stairway-Handrails.

Every stairway with ~~two~~ four or more risers or stairways exceeding 30 inches, ~~or serving porches having the finished floor 30 inches or more above grade~~ shall be equipped with handrails and intermediate rails. Handrails ~~shall be not less than 30 inches nor more than 34 inches in height, as measured vertically from the nosing of stair treads. (T25-1504).~~

The requirements for stairways and handrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt Proposed Section 1506 as Section 1506.

§ 2506 [1506] Ramps and Handrails.

When a ramp and handrail are to be constructed in place of a stairway, the requirements for the design and construction of the ramp and handrail are contained in the California Building Code.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt Proposed Section 1510 as Section 2510.

§ 2510 [1512] Storage Cabinets-Location.

~~A storage cabinet may be located on a lot line or adjacent to a mobilehome or mobilehome accessory building or structure or beneath an awning or carport provided that it does not obstruct the required exiting or openings for light and ventilation of the mobilehome or cabana, or prevent service or inspection of mobilehome equipment and utility connections or encroach within a designated greenbelt.~~

~~1512 The total floor area of storage cabinets on any mobile home lot shall not exceed 100 square feet. The allowable floor area on a mobile home lot may be contained in one storage cabinet of 100 square feet or not more than two storage cabinets with a combined floor area not in excess of 100 square feet. A storage cabinet shall not exceed 10 feet in height.~~

(a) A storage cabinet may be located immediately adjacent to a unit on a lot, provided all of the following conditions are met:

(1) The required exits and openings for light and ventilation of the unit, cabana, or building component are not obstructed; and

(2) The location does not prevent service or inspection of the unit or lot's equipment or utility connections; and

(3) The separation requirements contained in section 2428 of this chapter are maintained.

(b) A storage cabinet shall not be used as a habitable structure, or any part of a habitable structure.

(c) A storage cabinet shall not contain more than 120 square feet of floor area or exceed 10 feet in height.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

Adopt Proposed Sections 1514 Sections 2514.

§ 2514 [1514] Fence or Windbreak-Height.

(a) A fence or windbreak located on a mobile home lot shall not exceed six (6) feet in height.

~~(b)[1516] A fence windbreak parallel to or at an acute angle less than 30 degrees to a unit or habitable accessory building or structure or building component, exceeding 42 inches in height, parallel to a unit or habitable accessory building or structure or building component, shall not be located closer than three (3) feet when parallel with any mobile home to that unit habitable accessory building or structure or building component.~~

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

Adopt Proposed Section 1518 as Section 2518.

§ 2518 [1518] Standard Plan Approval.

(a) A standard plan approval may be obtained from the department for a plan for mobile home accessory buildings or structures. Department-approved plans shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads are safe consistent with the requirements for the locality and the provisions of this chapter.

(b) Requirements regarding the procedure to obtain a standard plan approval are contained in Appendix D section 2020.9 of this chapter. The requirements described as Sections D-1522 through and including D-1556 are regulations of the Commission of Housing and Community Development. (T25-1518).

(c) Plan check fees shall not be required for accessory buildings or structures for which a standard plan approval has been obtained from the department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870.2 and 18871.3, Health and Safety Code.